



**PROVIDENCE HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REGULAR MEETING: May 24, 2007**

PHA Conference Room

100 Broad Street

Providence, RI 02903

CALL TO ORDER

Chairman Waldman called the meeting to order at 5:00 p.m.

ROLL CALL

The Executive Director called the roll:

Present

Paul Waldman
Jaime Castillo
JT. Taylor
Barbara Fields
Dolores Cascella
Nicholas Narducci
Dorothy Waters
Robert Clarkin

Absent

Raymond Murphy (Excused)
Hillary Silver (Excused)
John Igliozi

Eight members were present, constituting a quorum.

RESIDENTS' COMMENTS

Dolores Cascella, a resident of Sr. Dominica Manor, mentioned that the recent painting and repairs were handled professionally and look very nice.

APPROVAL OF MINUTES (April 26, 2007)

Chairman Waldman called for approval of the April 26th meeting minutes. Commissioner Narducci moved approval of the minutes. Commissioner Cascella seconded the motion. A vote was taken. There being no opposition, Chairman Waldman declared the minutes approved.

CHAIRMAN'S REPORT

General Remarks – Executive Director Evaluation Forms

The forms will be sent out again, as the previous set from October 2006, were not returned to the PHA.

Thomas J. Anton Community Center

The new plaque was displayed, and the date for the dedication is June 20th at 11 a.m.

COMMITTEE REPORTS

▪ Budget, Finance & Audit Committee

The committee reported on the transition to project based management, the budget review, and the data processing system. See the attached report.

▪ Asset Management/Capital Improvements Committee

The committee reported on the energy saving project, fire alarm system updates, the natural gas leak survey, projects at Carroll Tower, Hartford Park and Sr. Dominica Manor, and the replacement of roof hatches at Dominica, Dexter, and Kilmartin. See the attached report.

- Resident Services Committee

The committee reported on the Sherwin-Williams Painter Program, grants, resident association participation, and resident field trips. See the attached report.

RESIDENT ASSOCIATION REPORT

Maria Gianfrancesco, Special Projects Officer, presented the Resident Association Report. She briefed the board on activities at Hartford Park, Kilmartin Plaza, Parenti Villa, Carroll Towers and Chad/Ad/Sun. See the attached report.

EXECUTIVE DIRECTOR'S REPORTMonthly Management Report Highlights

Monthly Management Reports were distributed. See the report for highlights. The Executive Director invited Board members to review this report and contact him with any questions.

Attention to Articles in Board Packet

Each month one or more articles related to public housing will be included in each Commissioner's packet in order to provide Commissioners with information on housing issues. This month's packet includes the following:

- The Housing America 2007 Scrapbook, including a photo of the PHA sponsored event in Providence in April. The Public Housing Authorities of Rhode Island will follow up with a major push in the summer and fall to improve the image of public housing. The local media has not been responsive in reporting positive public housing events, including the NAHRO awards that we received last month.

The Executive Director invited Board members to review the scrapbook and contact him with any questions.

FY 2006 Audit Report (from Fiore & Asmussen)

The auditors questioned the amount of tenant accounts receivable and recommended that we write off the uncollectible amount. The receivables total \$65,000 and the uncollectible amount is \$53,000.

Housing Trends Presentation

The Executive Director presented a slide show titled "Housing Median Sales Prices in R.I. and Providence". The presentation indicated that the housing market overall has "cooled-off" with mostly decreases in selling prices and longer days on the market for single family, multi-family and condominiums. See the attached printout.

Dedication Ceremonies

- The dedication of Williams Woods Homes will be on June 6, at 11 a.m. There will be a small ceremony, which the Mayor will attend, and a light lunch. Winn Development is paying for the lunch.
- The dedication of the Thomas J. Anton Community Center at Hartford Park will be held on June 20 at 11 a.m. There will be a short speakers program and a reception.

Moodys Investors Service Site Visit (rating for bond issue)

The Moodys representatives met with the Executive Director and our financial advisor to review management practices, key performance indicators, and annual and strategic plans. They also reviewed the PHA's housing portfolio touring Coddington Court, Dominica Manor and Hartford Park. They stated they were very impressed. We expect an excellent rating for the Capital Fund Bond, which will be used for several million dollars worth of site improvements and landscaping. We are holding off until the HUD budget is finalized for next year, although we expect an increase in Capital Funds.

Status of Transition to Asset Based Management

The in-house team is a little behind schedule. Site teams will begin training in June and work has begun on site budgets. There will be a budget resolution at the next Board of Commissioners meeting.

Strategic Plan 2007-2010 (status report)

The strategic plan was put on hold two years ago because of the uncertainty about the change to asset based management. The process has been re-initiated and a draft will be completed before the end of the summer.

Department Director Presentations

The Executive Director stated that he will have department directors give presentations/overviews of their departments at upcoming meetings for the benefit of the many new Commissioners on the Board. This will help them familiarize them with our operations.

RESOLUTION(S)

There were no resolutions.

OLD BUSINESS

There was no old business to discuss.

NEW BUSINESS

There was no new business to discuss.

ADJOURNMENT

There being no further business, Chairman Waldman accepted a motion to adjourn from Commissioner Narducci which was seconded by Commissioner Cascella to adjourn the meeting at 5:28 p.m.

Submitted by:

Approved by:

Elizabeth Herosy
Recording Secretary

Stephen J. O'Rourke
Executive Director